



Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6443

PROJECT No. 03-377-(5)
Conditional Use Permit

RPC/HO MEETING DATE	CONTINUE TO
AGENDA ITEM	
PUBLIC HEARING DATE March 16, 2004	

APPLICANT Nextel Communications		OWNER Livingstone Ave., LLC		REPRESENTATIVE Tetra Tech, Julie Finney	
REQUEST Conditional Use Permit to authorize installation, operation and maintenance of an unmanned wireless telecommunications facility to be located on the rooftop of an existing industrial building.					
LOCATION/ADDRESS 28455 Livingston Ave., Valencia			ZONED DISTRICT Newhall		
ACCESS Livingston and Sherman			COMMUNITY Valencia		
			EXISTING ZONING M-1.5-DP (Restricted Heavy Manufacturing, Development Program)		
SIZE 240 sq. ft. leased	EXISTING LAND USE Factory		SHAPE Rectangular	TOPOGRAPHY Level	
SURROUNDING LAND USES & ZONING North: Light Industrial/ M-1.5-DP			East: Warehouse, parking, vacant/ M-1.5-DP		
South: Vacant/ M-1.5-DP			West: Light Industrial, vacant/ M-1.5-DP		
GENERAL PLAN	DESIGNATION		MAXIMUM DENSITY	CONSISTENCY	
Countywide					
Santa Clarita Valley Area Plan	Industrial (I)		N/A	See Staff Report	
ENVIRONMENTAL STATUS Categorical Exemption (Class 1)					
DESCRIPTION OF SITE PLAN The site plan depicts an existing building in the middle of the property. The proposed leased area is in the northeast and southwest corners of the rooftop. In the northeast corner, five panel antennas will be facing north and five panel antennas will be facing east. In the southwest corner of the rooftop, five panel antennas will be facing west. The 1'X5' panel antennas will all be mounted behind "RF-transparent" screen walls painted and finished to match the existing wall façade. A proposed 11'6" X 20' X 10' high prefabricated equipment shelter will be placed in the parking lot right next to the northeast corner of the building.					
KEY ISSUES ▪ Satisfaction of Section 22.56.040 of the Los Angeles County Code Title 22, Conditional Use Permit Burden of Proof requirements. <div style="text-align: right;">(If more space is required, use opposite side)</div>					

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS*	PETITIONS	LETTERS
(O) (F)	(O) (F)	(O) (F)

*(O) = Opponents (F) = In Favor